



## Rural Strathcona County Alberta

\$1,599,900

Potential for Future Development !!! Acreages don't get any closer to Sherwood Park than this! This 1,600 sq. ft. bungalow sits on a beautifully treed 3.58-acre parcel in Campbelltown Heights, just south of Wye Road. Enjoy full city water and sewer--no septic or water trucks. Features include 3+1 bedrooms, 2.5 baths, hardwood floors, a bright white kitchen with a skylight, and a spacious family room with a wet bar. Main floor laundry adds convenience. Outside offers a 24 x 30 triple garage, 20 x 40 shop, large deck, RV parking pad, newer roof and windows, upgraded insulation. Take a stroll through trails on your own property to a seasonal creek at the back or walk to nearby restaurants, shopping, and transit. Peaceful country living with city convenience--the best of both worlds! (id:6769)

Bedroom 4 3.27 m X 4.45 m

Living room 5.29 m X 4.17 m

Dining room 2.42 m X 3.39 m

Kitchen 2.32 m X 3.22 m

Family room 6.69 m X 3.87 m

Primary Bedroom 3.38 m X 3.12 m

Bedroom 2 3.71 m X 2.48 m

Bedroom 3 3.72 m X 2.49 m

Laundry room 1.71 m X 4.01 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.acsells.ca/>

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